



School View School Lane
Longhope GL17 0LJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £398,000

A FOUR DOUBLE BEDROOM DETACHED MODERN COTTAGE STYLE PROPERTY situated in an ELEVATED POSITION with VERY PLEASANT OUTLOOK TO THE FRONT AND REAR ONTO SURROUNDING FARMLAND. UNDERFLOOR HEATING TO THE GROUND FLOOR, UPVC DOUBLE GLAZING with FULL OPENING WINDOWS. SINGLE GARAGE with PARKING FOR TWO VEHICLES, all being offered with NO ONWARD CHAIN.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.





Enter the property via part glazed door through to:

ENTRANCE HALL

21'0 x 7'0 (6.40m x 2.13m)

Understairs storage cupboard, side aspect window, underfloor heating, stairs to the first floor.

CLOAKROOM

White suite comprising of pedestal hand basin, close coupled WC, heated towel rail, underfloor heating.

LOUNGE

19'5 x 11'3 (5.92m x 3.43m)

Stone open fireplace with inset wood burning stove, solid wood beam over, raised stone hearth, underfloor heating, side and rear aspect windows with the front having a lovely outlook over surrounding fields and farmland.

KITCHEN/DINER

19'4 x 12'3 (5.89m x 3.73m)

Fitted kitchen to comprise of Belfast sink unit with cupboard under, mixer tap, range of base and wall mounted units, integrated double oven, four ring hob with cooker hood above, full height fridge, dishwasher, various cupboards and drawers, glazed display cabinets, spotlighting, tiled flooring, breakfast bar, wine fridge, underfloor heating, exposed ceiling beams, two side and one front aspect window, lovely outlook over surrounding fields. Access through to:

REAR HALLWAY

Tiled flooring, half glazed stable door through to the garden. Further door through to:

UTILITY/SHOWER ROOM

11'10 x 7'10 (3.61m x 2.39m)

Stainless steel sink unit, mixer tap, cupboards under, range of base and wall mounted units, fitted shower cubicle and tray, shower, tiled surround, plumbing for washing machine, tiled flooring, underfloor heating, side aspect window.

FROM THE ENTRANCE HALL EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Two single radiators, access to insulated roof space.

MASTER BEDROOM

13'3 x 12'6 (4.04m x 3.81m)

Double and single radiator, front and side aspect windows with front aspect giving lovely outlook over surrounding fields, wooden latch door to:

EN-SUITE

Fitted shower cubicle and tray, shower, paneled surround, close coupled WC, pedestal wash basin, heated towel rail, tiled flooring, rear aspect Velux roof light.

BEDROOM 2

17'6 x 9'9 (5.33m x 2.97m)

Eaves storage, double radiator, side aspect window.

BEDROOM 3

11'4 x 9'11 (3.45m x 3.02m)

Single radiator, front aspect window outlook onto surrounding fields.

BEDROOM 4

11'4 x 9'1 (3.45m x 2.77m)

Single radiator, rear aspect window, outlook onto surrounding fields and farmland.

BATHROOM

White suite comprising of roll top bath, close coupled WC, pedestal hand basin, tiled splash back, tiled floor, heated towel rail, front aspect frosted window.

OUTSIDE

Steps up to front door. To the front of the property good size decked area, paved pathway and gravelled garden area, fencing surround, outlook onto surrounding fields, South East facing. There is also parking for one to two vehicles at the front. To the rear small enclosed garden with paved pathway, outside light, small lawned area with astroturf, fencing surround, shared access drive around to rear of property with access to:

SINGLE GARAGE

17'9 x 8'10 (5.41m x 2.69m)

To the rear of the property via up and over door, hot water tank, power, lighting, side aspect frosted window, parking for two vehicles, outside lighting.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band:
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newport proceed along the B4216 (Culver Street) towards Huntley. On reaching the A40 turn right towards Ross-on-Wye then first left at the traffic lights along the A4136 towards Longhope and Mitcheldean. Proceed along here, down the hill into Longhope and turn right at the bottom into Old Monmouth Road. Proceed along taking the first right into Church Road continue along here, taking the left hand turning just before the Church onto School Lane, where the property can be found on the right hand side.

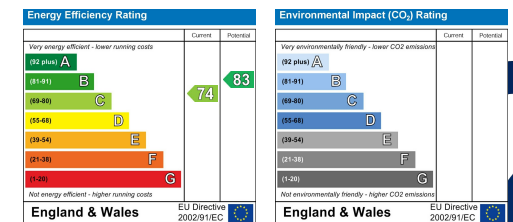
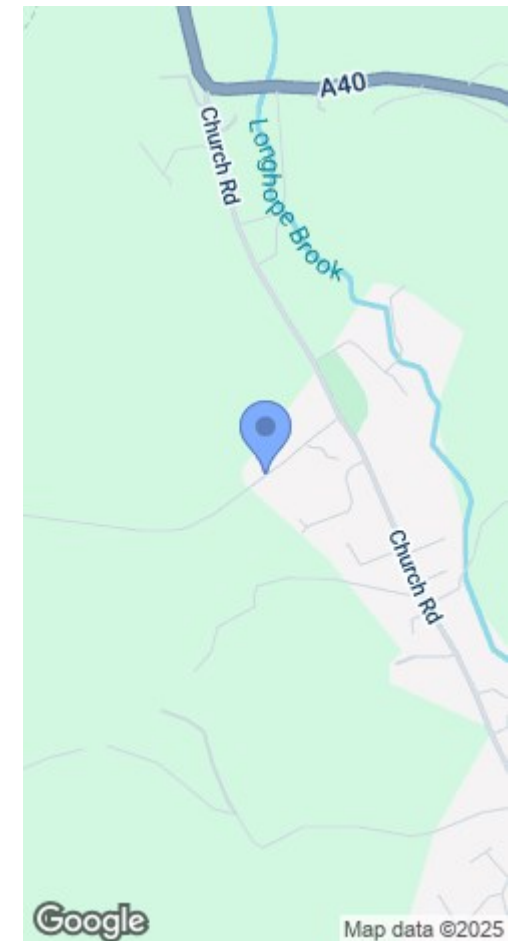
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





Measurements are approximate. Not to scale. Illustrative purposes only
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